

DELINQUENT TAX SALE INFORMATION

THE CHANCERY COURT CLERK AND MASTER'S OFFICE HOLDS PERIODIC SALES FOR DELINQUENT PROPERTY TAXES OWED TO RUTHERFORD COUNTY, MURFREESBORO, SMYRNA AND LAVERGNE.

THE PROPERTY IS SOLD AT PUBLIC AUCTION, WHICH TAKES PLACE AT THE COUNTY COURTHOUSE. YOU OR A REPRESENTATIVE MUST BE PRESENT TO BID. THERE IS NO NEED TO REGISTER IN ADVANCE.

WE REQUIRE CASH, CASHIER'S CHECK, MONEY ORDER OR A CHECK DRAWN ON A TENNESSEE BANK THE DAY OF THE SALE. NO FINANCING IS AVAILABLE. WE ADD RECORDING COSTS TO THE BID. THE SALES ARE ADVERTISED IN THE DAILY NEWS JOURNAL APPROXIMATELY 21 DAYS PRIOR TO THE SALE.

THE TAXPAYER MAY PAY THE AMOUNT OWED UP TO THE TIME OF THE SALE.

THE OPENING BID IS THE TOTAL AMOUNT OF TAXES, PENALTIES AND INTEREST, COURT COSTS AND PUBLICATION COSTS DUE IN THIS OFFICE. THE EXACT AMOUNT DUE MAY BE OBTAINED FROM THE CLERK AND MASTER'S OFFICE AT 898-7860 AFTER THE SALE ADVERTISEMENT HAS BEEN RUN. IF THERE ARE CITY TAXES OR COUNTY TAXES DUE THAT HAVE NOT BEEN TURNED OVER TO THE OFFICE, THEY WILL BE PAID FROM THE PROCEEDS OF THE SALE, IF THERE ARE ENOUGH FUNDS LEFT TO PAY THEM. IF NOT, THEY ARE THE RESPONSIBILITY OF THE PURCHASER AND SHOULD BE PAID AS SOON AS POSSIBLE.

THE PROPERTY IS SOLD "AS IS". A TITLE SEARCH IS DONE, BUT NO ONE FROM THIS OFFICE OR THE COUNTY ATTORNEY'S OFFICE VIEWS THE PROPERTY PRIOR TO THE SALE. IT IS YOUR RESPONSIBILITY TO RESEARCH THE PROPERTY BEFORE BIDDING.

THE SALE IS NOT COMPLETE UNTIL THE CHANCELLOR SIGNS THE DECREE CONFIRMING SALE.

PURCHASERS WILL RECEIVE A COPY OF THIS DECREE IN THE MAIL ONCE IT IS SIGNED.

OUR OFFICE WILL PREPARE AND RECORD THE DEED AT THAT TIME.

AFTER THE SALE THE TAXPAYER, HEIRS, LIENHOLDERS AND ASSIGNEES HAVE THE RIGHT TO REDEEM THE PROPERTY FROM THE PURCHASER WITHIN (1) ONE YEAR FROM THE DATE OF THE DECREE CONFIRMING SALE. THE PURCHASER WILL BE REFUNDED THE PURCHASE PRICE PLUS 10% INTEREST PER ANNUM. YOU WILL ALSO BE REIMBURSED FOR ANY TAXES YOU HAVE HAD TO PAY SINCE THE SALE. WE ADVISE THAT NO IMPROVEMENTS BE MADE ON THE PROPERTY DURING THAT YEAR, BECAUSE YOU MAY NOT BE REIMBURSED FOR YOUR INVESTMENT.

THIS INFORMATION IS INTENDED TO PROVIDE INFORMATION AND SHOULD NOT BE RELIED UPON AS LEGAL ADVICE. PLEASE CONSULT AN ATTORNEY REGARDING LEGAL QUESTIONS OR CHANGES IN THE LAW.